



## COMMERCIAL & MULTIFAMILY BUILDING PERMIT FEES EFFECTIVE 03/01/2006

**NEW COMMERCIAL BUILDING PERMIT FEE TABLE**

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
ALL	\$3,763.00 + 0.365% of construction value >\$1,000,000	\$1,856.00 + 0.237% of construction value >\$1,000,000	<\$1.0 Million \$698.00 >\$1.0 Million \$1919.00	Building sq ft x \$0.15

**COMMERCIAL ADDITION BUILDING PERMIT FEE TABLE**

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
<\$100,000	\$337.00	\$166.00	\$233.00	Building sq ft x \$0.15
\$100,000 to \$500,000	\$1,203.00	\$593.00	\$640.00	Building sq ft x \$0.15
\$500,000 to \$2,500,000	\$2,908.00	\$1,434.00	\$1,047.00	Building sq ft x \$0.15
>\$2,500,000	\$2,908.00 + .365% of value >2,500,000	\$1,434.00 + .237% of value >2,500,000	\$3,489.00	Building sq ft x \$0.15

**COMMERCIAL ALTERATION BUILDING PERMIT FEE TABLE**

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
<\$100,000	\$90.00	\$44.00	\$233.00	Building sq ft x \$0.15
\$100,000 to \$500,000	\$433.00	\$214.00	\$640.00	Building sq ft x \$0.15
\$500,000 to \$2,500,000	\$1,710.00	\$844.00	\$1,047.00	Building sq ft x \$0.15
>\$2,500,000	\$4,618.00 + .365% of value >2,500,000	\$2,278.00 + .237% of value >2,500,000	\$3,489.00	Building sq ft x \$0.15

**MULTI-FAMILY NEW BUILDING PERMIT FEE TABLE**

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
<\$750,000	\$2,395.00	\$2,362.00	\$698.00	\$154.00 per unit
\$750,000 to \$1,900,000	\$3,763.00	\$3,712.00	\$1,919.00	\$154.00 per unit

\$1,900,000 to \$7,500,000	\$8,381.00	\$8,267.00	\$1,919.00	\$154.00 per unit
>\$7,500,000	\$8,381.00 + .365% of value >7,500,000	\$8,267.00 + .237% of value >7,500,000	\$1,919.00	\$154.00 per unit

**MULTI-FAMILY ADDITION BUILDING PERMIT FEE TABLE**

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
<\$100,000	\$135.00	\$133.00	\$233.00	\$154.00 per unit
\$100,000 to \$500,000	\$1,154.00	\$1,139.00	\$640.00	\$154.00 per unit
\$500,000 to \$2,500,000	\$4,447.00	\$4,387.00	\$1,047.00	\$154.00 per unit
>\$2,500,000	\$4,447.00 + .365% of value >2,500,000	\$4,387.00 + .237% of value >2,500,000	\$3,489.00	\$154.00 per unit

**MULTI-FAMILY ALTERATION BUILDING PERMIT FEE TABLE**

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
<\$100,000	\$112.00	\$111.00	\$233.00	\$0.00
\$100,000 to \$500,000	\$433.00	\$427.00	\$640.00	\$0.00
\$500,000 to \$2,500,000	\$1,710.00	\$1,687.00	\$1,047.00	\$0.00
>\$2,500,000	\$1,710.00 + .365% of value >2,500,000	\$1,687.00 + .237% of value >2,500,000	\$3,489.00	\$0.00

**TENANT IMPROVEMENT BUILDING PERMIT FEE TABLE**

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
<b>Expedited TI</b>	<b>See table below</b>	<b>See Table below</b>	<b>\$174.00</b>	<b>\$0.00</b>
<\$100,000	\$180.00	\$89.00	Expedited TI \$174.00 \$233.00	\$0.00
\$100,000 to \$500,000	\$481.00	\$237.00	\$640.00	\$0.00
\$500,000 to \$2,500,000	\$770.00	\$380.00	\$1,047.00	\$0.00
>\$2,500,000	\$4,618.00 + .365% of value >2,500,000	\$2,278.00 + .237% of value >2,500,000	\$3,489.00	\$0.00

### COMMERCIAL GARAGE BUILDING PERMIT FEE TABLE

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
ALL	\$770.00+ .365% of value >2,500,000	\$380.00+ .237% of value >1,000,000	<\$1.0 Million \$698.00 >\$1.0 Million \$1919.00	Building sq ft x \$0.15

### COMMERCIAL MODULAR/PORTABLE BUILDING PERMIT FEE TABLE

TOTAL PROJECT VALUATION	BUILDING PERMIT FEE	BUILDING PLAN CHECK	FIRE PLAN CHECK	ENGINEERING PLAN CHECK
MODULAR ALL	\$3763.00+ .365% of value >1,000,000	\$1856.00+ .237% of value >1,000,000	\$116.00	\$0.00
PORTABLE ALL	\$506.00	\$253.00	\$0.00	\$0.00

#	ITEM	FEE
1	Building Permit Fee*	100% of the Building Permit Fee Table
2	Building Plan Check Fee*	100% of the Building Permit Fee Table
4	Fire Department Plan Check Fee*	100% of the Building Permit Fee Table
5	Engineering Plan Check Fee* (New Construction or Additions Only)	100% of the Building Permit Fee Table
6	State Building Code Fee	\$4.50 per Permit plus an additional \$2.00 for each multifamily dwelling unit after the first unit.
7	Capital Facilities Charge (New Construction or Additions Only)	DETERMINED BY PUBLIC WORKS STORMWATER DIVISION
8	Impact Fees (New Construction, Additions or Change of Use Only)	FIRE, PARKS, TRANSPORTATION AND KING COUNTY Each Organization, specific to the project, calculates fees.

### OTHER INSPECTIONS AND FEES

Inspections outside of normal business hours (minimum charge-two hours)	\$162.00 per hour
Reinspection fees	\$142.00 per assessment
Inspections for which no fee is specifically indicated (minimum charge-two hours)	\$142.00 per hour
Additional plan review required by changes, additions revisions to plans or Deferred Submittals (minimum charge-two hours)	\$142.00 per hour*
For use of outside consultants for plan checking* and inspections, or both	Actual costs <sup>1</sup>

- 1) **Determining Building Valuation:** The final determination of building valuation shall be made by the Building Official.
- For New Construction or Increases in Square Footage:** The value used in computing fees, based on the Building Permit Fee Table, is determined on the basis of the valuation per square foot using the current Building Valuation Table. Determination of the project square footage is based on gross area, defined below.
  - For Remodel, Alteration or Tenant Improvement:** The value used in computing fees, based on the Building Permit Fee Table, is determined on the basis of the estimated current value of all labor and materials, whether

<sup>1</sup> Actual costs include administrative and overhead costs.

actually paid or not, as well as all finish work, painting, roofing, electrical, plumbing, heating, air conditioning, elevators, fire-extinguishing systems, automatic sprinkler systems, other mechanical systems and other permanent work or permanent equipment but not including furnishings.

- 2) **Gross Area:** The gross area, used in conjunction with the current Building Valuation Data table and other data to determine the valuation of a building project, means the total area of all floors, measured from the exterior face, outside dimensions or exterior column line of a building, including basements, cellars and balconies, but not including unexcavated areas. Where walls and columns are omitted in the construction of a building, such as an open shed or marquee, the exterior wall of the open side or sides, for the purpose of calculating gross area, will be the edge of the roof, including gutters.
- 3) **Plan Check Fee Deposit:** The Building, Engineering and Fire Department Plan Check fees, along with the 3% Technology Surcharge, are due in full at the time of application and are non-refundable.
- 4) **Electrical, Mechanical and Plumbing Permits:** Electrical, Mechanical and Plumbing permits are issued separately from the building permit. For information on these permits, see the individual applications and fee schedules.

**\*A 3% Technology Surcharge is applied as authorized by City Ordinance # 2090, and extended by Resolution # 1162 on December 3, 2002.**